

**AMESBURY PLANNING BOARD
CITY HALL AUDITORIUM, 62 FRIEND STREET
Monday, January 28, 2013 @ 7:00 P.M.**

PRESENT: Stephen Dunford, Ara Sanentz, Ted Semesnyei, Howard Dalton, David Frick, David Dragonas. Karen Solstad at 7:26 P.M.

ABSENT: No one.

ALSO PRESENT: NIPUN JAIN, CITY PLANNER, PAUL BIBAUD, RECORDING SECRETARY.

Meeting was called to order at 7:16 P.M.

MINUTES:

April 23, 2012: Motion by David Frick to approve **as amended**, seconded by Steve Dunford. Vote was All in favor.

August 27, 2012: **Motion** by David Frick to APPROVE AS AMENDED (typo=peer instead of per) and condensing 88 Powow St. over two pages into one posting). Seconded by Stephen Dunford. All in favor.

October 22, 2012: **Motion** by David Frick to approve **as amended** (typo =caring changed to catering). Motion seconded by Karen Solstad. All in favor.

November 26, 2012, December 17, 2012, and January 14, 2013 minutes were continued to February 11 meeting.

SIGN APPLICATION:

Riverside Lounge- 37 Main Street

Nipun Jain: Last meeting, I was charged with contacting the applicant for a response. There was no name on the application, so we contacted the sign company. They said they have not heard anything from the applicant in two months, which makes it an inactive account. So it appears the applicant doesn't wish to pursue the sign anymore. The board can deny it and let him bring it back at any time, since the applicant has made no attempt to withdraw the proposal.

Motion by Ted Semesnyei to deny applicant's proposal, seconded by Ara Sanentz. Vote was All in favor.

PRE-APPLICATION CONFERENCE:

Amesbury Animal Hospital- 277 Elm Street

Nipun Jain: A zoning amendment is also being proposed for the site under consideration. This hearing was properly advertised to be heard at this meeting, but the property owner did not see it on the agenda, so they requested continuation to February 11. The pre-application conference is also being continued to February 11. A site walk needs to be scheduled within the next week for board members to view the site with someone from Cammett's office.

Motion by Ara Sanentz to continue to February 11 meeting, seconded by Steve Dunford. All in favor.

Motion by David Dragonas to take Baileys Pond out of order sequence before 17-19 School Street, per suggestion of Nipun Jain, seconded by Ara Sanentz. All in favor.

CONTINUED PUBLIC HEARING:

SITE PLAN REVIEW – SUMMIT AT BAILEY’S POND

Nipun Jain: Quick update: Applicant had submitted revised information at the end of last year, sent to boards and Conservation Commission’s consultant for review. The PLB consultant is nearing completion of the major revisions to the site plan in time for Mondays Conservation Commission meeting on February 4. So we have no information yet from the peer review consultant. But we do have the applicant and the engineer, Sean Malone, here tonight, if there are questions on submitted information. Engineer says February 11 meeting is ample time for them to respond to consultant review.

Motion by Ara Sanentz to continue to the February 11 meeting. Motion is seconded by David Dragonas. Vote was 6 for continuation, one abstention (Karen Solstad late arrival).

NOMINATION AND ELECTION OF OFFICERS:

Ara Sanentz nominates Howard Dalton for Chair for 2013. Motion seconded by Karen Solstad. Motion by Howard Dalton for Ara to continue as vice chair again. David Frick questioned the procedure for nominating someone else. Howard asked if there were any other nominations for chairman, hearing none. Howard asked if there were any other nominations for vice chairman. David Frick nominated Ted Semesnyei, seconded by Steve Dunford. Vote was 4-3 in favor of Ted. Howard is Chair; Ted is vice chair for 2013.

PUBLIC HEARING:

SITE PLAN REVIEW 17-19 SCHOOL STREET

A request has been submitted for Site Plan Review for a proposed 1786 square foot addition to the back of 17 and 19 School Street, which is the fire station.

Peter Hartford, the owner’s project manager, spoke, and is here with Dennis Gray of Gray Architects, Chief Jon Brickett of Amesbury Fire Dept., and Rob Desmarais, head of Amesbury DPW. We propose a totally new submission. This is instead of a submittal that we made over a year ago, where now we are looking at only an addition to the back of the building. Dennis has brought plans and will present the layout of the building. This will include the demolition of the Annex building. The historical society preferred the Annex be preserved by the sale and removal of the building. However, the 18 month period of preservation has expired without anyone stepping up to preserve and move the Annex, so we plan to move forward with demolition.

Dennis Gray: The addition is off the rear of the existing firehouse building. We are creating parking along the side of the building. A new fence will close off the parking area from the secure parking area behind the fire station. We’ll also be renovating the inside on the second floor, which had to be gutted due to mold issues. That will house the bunk room, the day room, a cafeteria and a kitchen. There will be no offices upstairs and there will no longer be a gym included in the plan. The addition will house a conference room and offices, then an extension of

the locker area. We'll also be replacing all the windows, the roofs, insulating the building, taking off the penthouse on the roof right now and making it a flat roof, repairing a lot of the exterior brickwork and adding new HVAC to the new addition and upgrading the existing systems of HVAC inside the existing building. The additional parking created by removing the Annex will consist of adding five regular spaces and one van handicap space, all for the public. No parking spaces will be lost, these are additional spaces. We'll match the brick to the rest of the building as best we can, and other items will replicate the existing building, such as roof trim, in a PVC material that is paint-able and will be white. The front door will be replaced, and the addition door will match that new front door.

Lengthy back and forth discussion ensued, centered on questions from the board regarding things like the addition, layout, lighting (two proposed lights for the back), landscaping, new fencing, location of sidewalk hugging the side of the building, directional signage needs, ADA compliance and the verification of that fact beforehand, as well as state regulations, windows being white with four over four division, parking calculations vs. the square footage of the building (Dennis claimed he did not include that analysis in the packet he distributed tonight), a board request for Dennis to bring in to the next meeting the interior plans, which would eliminate this confusion the board is having, the number of parking spots that will be reserved for the fire department vs. the police department to avoid lack of sufficient parking for the building itself and how the reserved parking spaces will be identified, basically a parking plan, questions of where the employees will park (the plan is for the employees to park), the whole interior floor plan is needed, behind the addition), the existing entranceway.

having signage but the new entry has no signage proposed. So if it is proposed, where will it be? Also discussed was the possibility of moving the Memorial Stair Room to the front entrance requested by Karen. Chief Brickett replied that it isn't physically possible to do. It's been in existence since the early 1900s.

Residents in the audience asked to speak, if they wish.

Lars Johannessen, 6 Kendricks Court, neighbor: Isn't the front door at grade so that we could use that as the handicap entrance, and skip the \$50K addition on the side? I would think it would save us taxpayers quite a bit of money.

Board said we don't have interior plans with us tonight to make that judgment.

Motion by David Frick to continue this hearing to the meeting on February 25th. Motion was seconded by Ara Sanentz. Vote was unanimous.

ADMINISTRATIVE:

CVS – PARTIAL SIGN OFF:

Wayne Morrill, (Jones and Beach Engineers) With me tonight are James Mitchell, Tropic Star Development and Tom Rogers from DF Gray. We are seeking a partial release sign off. We've been working for several months with DF Gray and BSC. We met with ACC last month and got sign offs on both the mitigation and detention pond areas which are now stabilized. Since submitting original As Built plans on Dec. 7th, curbing and sidewalks have been installed, Jones and Beach engineers staked out all the buildings, providing foundation certificates for each building. Monumentation certificates have been provided and have been set, underground utilities are installed, the signs will be staked out this week and installed the next week. All we have left is some clean up to do around the retail office building. Some of the landscaping has been put in with more to come. It will still be a while before we get a sign off on the

landscaping, but we know that. BSC has provided us with comments about our latest plan. They saw that what we provided to the board is what we have followed through on doing. The paving and striping is done. The heads are on the lights. There is still a little stamping to do on the pavement around the drive through area. The fence needs to be put up. We just got approval the other day for signage and we'll be staking the signs this week and installing them next week. The signs will be granite...they found the granite to use.

Nipun Jain stated that we've received weekly reports from the consultant. This project has been followed very closely. The last report said there was a sign off for substantial compliance with the approved drainage, which is the most critical to be completed before this could be signed off for occupancy. The As Built shows the work has been performed and locations are as stated in the approved plan, detention pond, particularly the storm water controls, and retaining wall setting the limit of work. Primarily, all of the work has been completed except landscaping. Mitigation work will be carried out in the spring. The building is complete, lighting has been installed, sidewalks have been completed, site furniture will be installed by spring, then the patio area with brickwork will be completed. So other than landscaping, this is pretty much done. We still need to get sign off from MassDOT. They did get a permit from them, and the city is supposed to take responsibility for the sidewalks. Then we have a separate agreement with the developer that they will take responsibility for the sidewalks along Macy and Main in that area. We are just waiting for that sign off from MassDOT. So staff would recommend that you do allow this project to move forward and allow a request for occupancy. We're still holding The full bond. They have not requested, but they will be coming forward. At that time, we will review any outstanding issues regarding completion of work.

Motion by Ted Semesnyei to grant a partial certificate of compliance for the CVS project. Motion was seconded by David Dragonas. Vote was unanimous.

STATUS OF SPORTS PARK BOND RELEASE:

Nipun Jain summary: The applicant had not submitted AS BUILTS. He had asked the property owner to get the AS BUILTS that would show that everything had been completed and in compliance. I still have not seen one. It is incumbent on the property owner, who established the bond, to provide documentation that states and shows that the work has been completed. We are trying to tie up some past loose ends. Depending on the agenda, we slowly bring these things back just so we know what's going on.

David Frick: Isn't it possible to send these people a letter, saying we're still holding money, we need to get an AS BUILT, furnished by your engineer, in order to release it.

Nipun Jain: Perhaps the engineer is not getting money to produce an AS BUILT, creating a bottleneck there. We don't know. So until we have that, it remains as is.

BOND RELEASES FOR #5, #9 AND #9.5 WEST WHITEHALL ROAD- SPECIAL PERMITS

Nipun Jain: I don't have the numbers, but I believe you can release the erosion control bonds, because those have been completed. Due to weather conditions, I cannot verify whether all the improvements have been completed.

BOND RELEASES FOR FELCO- HAVERHILL ROAD- IRVING GAS STATION

Nipun Jain; no request for certificate of compliance has been filed with Conservation Commission and there's been no communication from applicant.

MVRTA TRANSPORTATION CENTER, 68 ELM STREET- RELEASE OF COVENANT

Nipun Jain: That project has been ready for release of covenant.

Motion by David Dragons to approve release of covenant, seconded by Karen Solstad. All in favor.

MOTION to adjourn by David Dragonas, seconded by David Frick. All in favor.

Meeting is adjourned at 9:03 P.M.